

# 7

## Public Facilities and Utilities

While all of the elements in the General Plan are different and distinctive from one another, each are vital to achieving the City's vision. The Growth Management Element assures that development will not result in the deterioration of needed services and infrastructure. It describes the performance standards that the City strives to achieve and maintain in order to create the environment in which San Ramon residents want to live. The Land Use Element describes the physical setting and standards desired for development. It sets forth a comprehensive set of policies, which will guide the future use and development of land within the City as well as the unincorporated area within its Sphere of Influence. It ties together each of the other elements in the General Plan.

In contrast to these two elements, the Public Facilities and Utilities Element looks at aspects relating to specific functional needs. Policies in this element are complemented by those in the Growth Management and Land Use elements, and work together in achieving the City's vision.

This Element identifies the capital improvements and facilities needed to serve San Ramon, including cultural, civic, and educational facilities, as well as utilities and communication systems. This Element also sets forth standards desired by the community for its public schools, private institutions, public utilities, and solid waste management. It is the City's goal to

guarantee a full range of high quality public and private facilities and services so as to ensure each resident a safe, healthy, and attractive living environment.

### 7.1 COMMUNITY FACILITIES

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San Ramon's commitment to providing the community with outstanding public places is reflected in the number and quality of facilities it has built: the library (1988), the community center (1989), the senior center (1992) and its service center (1993), and the dog park, skate park, and aquatic center (1999). The City Center represents an opportunity to create a vital and exciting focal point for the community, as well as a distinctive City entry point. The City also assumed operation of the Olympic Pool in 1988. Figure 7-1 illustrates the public facilities in San Ramon.

Construction of two community gymnasiums at Pine Valley and Iron Horse Middle Schools is also underway. These facilities are a joint venture between the City and the San Ramon Valley Unified School District and will be 13,500 and 27,000 square feet respectively. Both are expected to open by January 2002.

These facilities do more than provide public services; they are also symbols, which promote pride and collective self-esteem and foster a sense of place, mutual ownership, and community. While these public places serve a wide variety of social, cultural, and recreational needs, service demands have resulted in rapid growth of the programs and activities offered by the City.

Performance standards for community facilities are discussed further in the Growth Management Element.

## FACILITY CLASSIFICATIONS

The following classifications of public places and facilities are used in San Ramon. Performance standards for community centers and libraries are included in the Growth Management Element.

- **Community Center.** A facility designed to meet the needs of the population for civic meetings, recreational activities, social gatherings, and cultural enrichment such as the San Ramon Community Center and the San Ramon Senior Center Park and Gardens.
- **Community Theater.** A cultural facility that provides space for concerts, plays, lectures and shows. There are two types of facilities: studio and proscenium theaters. A studio theater is a facility of up to 250 seats that can be rearranged to accommodate a variety of theatrical productions. A proscenium theater is a larger facility with permanent raked seating capacity of approximately 450.
- **Civic Center.** An area within the City Center that includes public buildings, such as a City Hall or performing arts theater, for which both public and private investment is expected to occur.
- **City Center.** A central gathering place, which provides civic, commercial, and social activities. A City Center may include a performing arts theater, compatible retail stores, art galleries, and other pedestrian-oriented uses, as recommended by the City Center Task Force.
- **Library.** A facility in which literary, artistic, and reference materials are kept for public use and circulation.

## GUIDING POLICY

- 7.1-G-1 Provide public and cultural facilities that contribute to the City's positive image and enhance community identity.

## IMPLEMENTING POLICIES

- 7.1-I-1 Develop and implement a City Center. See Implementing Policy 4.7-I-5.

*The City Center is anticipated to be a place for City Hall, a community theater, and other public buildings such as a museum, within the City Center area. Compatible private structures and uses may also be integrated into this "civic hub" for San Ramon.*

- 7.1-I-2 Maintain City performance standards for libraries in cooperation with the Contra Costa Library System and strive to achieve superior services.

*The City should explore a variety of options to increase library space and services as growth in population occurs. Possibilities include the construction of a new building, the use of an existing building as an annex, as well as the joint use of public or private facilities.*

- 7.1-I-3 Ensure that public facilities (e.g. community center, senior center, library, etc.) are provided on a timely basis in the Dougherty Valley according to the terms of the 1994 Settlement Agreement.

- 7.1-I-4 Establish a teen center in the City Center or at a dedicated facility elsewhere in the City.

## 7.2 EDUCATIONAL FACILITIES

School districts are exempt from local regulations and cannot be required to adhere to City General Plan policies. However, cooperation between the City and the School District is essential in order to provide high quality educational facilities.

### EXISTING ENROLLMENT AND CAPACITY

The San Ramon Valley Unified School District (SRVUSD) serves the entire San Ramon Planning Area, as well as Danville and Alamo. Within San Ramon, the District operates eight elementary schools (grades K-5), two middle schools (grades 6-8), one high school, and VENTURE, an independent study school (grades K-12). As of January 1, 2001, approximately 8,275 of this District's 20,735 students attended schools in San Ramon. Figure 7-2 illustrates school sites in San Ramon.

### PROJECTED SCHOOL ENROLLMENT

Residential development in Dougherty Valley is underway. According to the Settlement Agreement, four elementary schools, up to two middle schools, and one high school will be built as needed. There is also the potential for a community college to be located in this area, which would be built and operated by the Contra Costa Community College District. School size and acreage requirements are based on school district and County General Plan standards.

**Table 7.2-1: San Ramon Valley Unified School District Schools, Enrollment, and Capacity in San Ramon (2000-2001)**

<i>Level</i>	<i>Enrollment</i>	<i>Capacity</i>
<b>Elementary (K-5)</b>		
Bollinger Canyon Elementary School	510	540
Country Club Elementary School	655	720
Coyote Creek Elementary School	300	740
Golden View Elementary School	580	600
Montevideo Elementary School	545	600
Neil Armstrong Elementary School	465	540
Twin Creeks Elementary School	410	540
Walt Disney Elementary School	520	600
<b>Middle (6-8)</b>		
Iron Horse Middle School	825	1,000
Pine Valley Middle School	960	960
<b>High School (9-12)</b>		
California High School	1,990	2,170
<b>Alternative Education</b>		
VENTURE	505	n/a <sup>1</sup>
<b>Total</b>	<b>8,275</b>	<b>9,010+</b>

<sup>1</sup>"n/a" means data not available.

Source: San Ramon Valley Unified School District, 2001.

As part of its efforts to regulate the impacts of growth and provide excellent services for its citizens, San Ramon has developed a school performance standard to ensure that new schools will be in locations accessible to school age children, that adequate capacity is available to meet projected enrollment needs, and that future development will provide sufficient facilities for education as well as extra-curricular activities. Refer to the Growth Management Element for additional information on school standards.

Table 7.2-2 summarizes projected enrollment by school type in San Ramon using District student generation rates.

Based on SRVUSD’s student generation rates, buildout of the General Plan and the Dougherty Valley Settlement Agreement will result in a projected increase in enrollment in the San Ramon Valley Unified School District of 3,285 elementary, 1,530 middle, and 2,390 high school students, for a total of 7,205 students.

The Dougherty Valley Specific Plan identifies four elementary schools. The first school, Coyote Creek Elementary, was completed in the Fall of 2000. The two remaining elementary schools are to be completed in 2005 and 2014. Similarly, the middle and high school are to be constructed in 2004 and 2009 respectively.

Until the proposed school facilities are completed in Dougherty Valley, students will be accommodated within existing schools – Walt Disney Elementary School, Iron Horse Middle School, and California High School. The cost of this interim service will be borne by Dougherty Valley developers. Therefore, as schools in Dougherty Valley are completed, enrollment within existing schools will decrease as students transfer to Dougherty Valley schools. New elementary school enrollment (880 students) is expected to be accommodated by existing school capacity and by one additional school in the Northwest Specific Plan area. Existing middle and high schools are likely to be able to accommodate the projected additional enrollment of 420 and 545 students, respectively.

**Table 7.2-2: Projected Enrollment in San Ramon**

Grade	Development Approved/Underway	Additional Development	Total <sup>1</sup>	Dougherty Valley <sup>2</sup>	Total Enrollment
K-5	420	535	955	2,330	3,285
6-8	170	295	465	1,065	1,530
9-12	200	410	610	1,780	2,390
Total	790	1,240	2,030	5,175	7,205

<sup>1</sup>Projections assume student generation rates of (per household unit);

K-5: 0.519 (single family), 0.079 (multi family)

6-8: 0.172 (single family), 0.058 (multi family)

9-12: 0.187 (single family), 0.087 (multi family)

<sup>2</sup>Projections based on Dougherty Valley Settlement Agreement (1994).

Source: San Ramon Valley Unified School District, 2001; Dyett & Bhatia 2001.

## GUIDING POLICY

7.2-G-1 Cooperate with the San Ramon Valley Unified School District to ensure that all school age children have equal access to equitable facilities.

## IMPLEMENTING POLICIES

7.2-I-1 Coordinate with the San Ramon Valley Unified School District and the Dougherty Valley developers to ensure that all future elementary and middle school sites shall be developed as “school parks” and that schools are open and operational based on population needs during the development process according to the terms of the 1994 Settlement Agreement.

7.2-I-2 Require that residential development pay fees to the School District for the acquisition of school sites to provide adequate, permanent classroom space.

*The City endeavors to work closely with the District to ensure that all new school facilities are within close proximity to the neighborhoods they are intended to serve.*

- 7.2-I-3 Support efforts to locate a community college within the Dougherty Valley in cooperation with the Contra Costa Community College District.

### 7.3 INSTITUTIONS

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Many services that benefit the San Ramon community are provided by private businesses or public agencies other than the City. The General Plan does not control the provision of such services. It does, however, establish policies to facilitate the availability of services in the City.

#### GUIDING POLICY

- 7.3-G-1 Encourage development of private educational, cultural, childcare, and medical facilities in San Ramon.

#### IMPLEMENTING POLICIES

- 7.3-I-1 Require participation by developers of residential and nonresidential projects to assist in funding public or nonprofit facilities and services.

*These facilities and services include child care centers and a cultural center for use by San Ramon residents, as well as people who work in the City.*

- 7.3-I-2 Facilitate the provision of safe, affordable, and quality elder care and child care facilities and services for families who reside or work in San Ramon.

- 7.3-I-3 Actively work with public, private, and non-profit service providers to create and expand opportunities for elder care facilities, programs, and services in San Ramon.

- 7.3-I-4 Encourage the development of a variety of housing and recreational options for senior citizens in areas of the City close to services and facilities, including transportation.

*The Senior Center is a good example of a facility that provides a variety of activities, such as art and music classes, dancing, gardening, and field trips.*

- 7.3-I-5 Locate child care facilities in residential areas.

*San Ramon's Zoning Ordinance permits limited day care in all residential districts. Approval of conditional use permits is required for Large Family Day Care and General Day Care in certain zoning districts.*

*Child care facilities require sufficient space for outdoor activity, and should be located so as to minimize the impacts of traffic, parking and noise. The need for and the location of childcare facilities should be determined at the time an area-wide plan, tentative map or development plan is approved.*

- 7.3-I-6 Update and expand the City's School-Aged Child Care Ordinance to include non-school-aged child

care in order to meet the growing needs of the community.

- 7.3-I-7 Make provisions for houses of worship and preschool facilities in residential areas on arterial or collector streets.

- 7.3-I-8 Encourage and support public facilities and services that contribute to the maintenance and long-term success of a vibrant San Ramon Regional Medical Center.

*The San Ramon Medical Center is one of the premier medical facilities in the Tri-Valley with new laser heart surgery and a new out-patient surgery wing. The City can help support the Center by working with transit providers to ensure good transit service with conveniently located transit stops and by facilitating partnerships with emergency service providers, such as the City of San Ramon Police Department and the San Ramon Valley Fire Protection District.*

- 7.3-I-9 Allow businesses that can benefit from close association with the Regional Medical Center to locate on adjacent sites designated for mixed use development.

- 7.3-I-10 Evaluate the feasibility of providing off-site parking at the City Center with transportation service to the medical center.

## 7.4 UTILITIES

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AT&T Broadband currently serves San Ramon for cable television, Pacific Bell for telephone services, and Pacific Gas and Electric for natural gas and electrical needs. However, new technologies are forcing the merger of services offered by utility providers, especially in the communications field.

The Federal Telecommunications Act of 1996 recognized the emerging and converging telecommunications technologies, and set new national policies to encourage future development. This Act has significant implications for San Ramon in that it recognizes the value of rights-of-way as part of telecommunications infrastructure and grants local governments broad authority to regulate cellular towers and other infrastructure needed for wireless communications.

Given the City's large employment base, combined with future development in the Dougherty Valley, San Ramon must facilitate the use of these new technologies. Many businesses now consider the communications capacity of places where they want to do business as part of their relocation criteria. Increasingly, firms look for communities that offer electronic amenities such as fiber optic and satellite linkages, which are necessary to support activities like telecommuting and teleconferencing programs.

Bishop Ranch Business Park is now equipped with a fiber optic system called SONET (synchronous optical network), which will enable high-speed connections whereby people can communicate and see one another on their personal computers. San Ramon welcomes the arrival of advanced communication networks and will work with utility providers

to offer a wide range of technology services for both residents and businesses within our community.

## **GUIDING POLICY**

- 7.4-G-1 Ensure the provision of adequate communication and utility systems for existing and future residents and the business community.

## **IMPLEMENTING POLICIES**

- 7.4-I-1 Cooperate with Pacific Gas and Electric Company (PG&E) to monitor future utility expansion to ensure that facilities are designed and planned with minimal impact on existing and future residents.

*The issue surrounding electric magnetic fields (EMF's) will be debated for many years to come. Based on the scientific uncertainty that exists in this field, the City will monitor developments in this area and will continue to follow the principles of "prudent avoidance."*

- 7.4-I-2 Work with PG&E to improve transmission line corridors with attractive, community-serving uses and to upgrade the appearance of the transmission line corridors in conjunction with an expansion or co-use of the corridor.

*Ornamental planting and recreational uses, including trails and playing fields, should be encouraged.*

- 7.4-I-3 Require new development to underground all utility lines needed to serve the future buildings and their occupants, and work with PG&E to underground

utilities in existing residential neighborhoods, making the Southern San Ramon area a priority.

*The Zoning Ordinance requires underground utilities in all new development. Requiring utility lines to be underground will help improve the visual environment and create an attractive community.*

- 7.4-I-4 Continue to underground existing overhead utility lines throughout the City with available funding.

*The City is exploring alternate sources of funding in addition to PG&E monies available under Rule 20(a), to underground overhead lines.*

- 7.4-I-5 Continue to monitor cable services and encourage competition to ensure the highest quality service consistent with Federal Communications Commission guidelines.

- 7.4-I-6 Encourage utility providers to foster better access, use, and distribution of multi-media products, including fiber optics, wireless technologies, and satellite communications.

- 7.4-I-7 Encourage all new development to provide the technology to support multiple telecommunications facilities and providers.

- 7.4-I-8 Develop regulations for the installation of utilities and telecommunications facilities to minimize potential impacts to the community.

*One component of the advanced telecommunications network is wireless services, which use equipment such*

*as panel antennas and satellite dishes. Potential impacts associated with this equipment include land use compatibility, health and safety concerns, and equipment aesthetics. These issues shall be researched and appropriate siting criteria adopted for installing wireless infrastructure within the City.*

## 7.5 SOLID WASTE

The City of San Ramon contracts with Valley Waste Management (VWM) for the collection and hauling of franchised solid waste, residential recycling, and green waste. This contract will expire in October 2004 but may be extended by up to two years. San Ramon also contracts with Republic Services of Northern California to send its solid waste to the company's Vasco Road Sanitary Landfill in Alameda County. In 2005, 2010, or 2015, the City may renew its contract with Republic Services or seek out another service provider.

### HISTORIC USE

Table 7.5-1 includes estimates of waste generation for the City of San Ramon. These estimates are derived by extrapolating data from the City's 1990 Source Reduction and Recycling Element (SRRE) using the State adjustment methodology.

**Table 7.5-1: San Ramon Solid Waste Generation Factors**

Year	Residential Generation	Non-residential Generation
1995	24,307 tons	25,300 tons
1996	27,370 tons	28,488 tons
1997	33,418 tons	34,782 tons
1998	38,404 tons	34,057 tons
1999	44,997 tons	46,884 tons

Source: San Ramon City Manager's Office, Environmental Services Management, 2001

Solid waste management is a major concern to California citizens, particularly since the passage of Assembly Bill 939, the Integrated Waste Management Act (1989). Under this Act, San Ramon has had to develop and implement a solid waste management program covering the period through the year 2005. In addition, the California Public Resources Code 41780A2 directs that cities and counties divert 50 percent of solid waste produced within their jurisdiction by January 1, 2000, through source reduction, recycling, and composting activities. In 1999, San Ramon's reporting-year diversion rate was estimated at 53 percent.

AB939 also established a solid waste management hierarchy for cities and counties. First, reduce the amount of waste generated. Second, reuse materials to the greatest extent possible. And finally, recycle materials instead of disposing of them at the landfill.

Although cities within Contra Costa County currently have full disposal capacity at nearby landfills, it is important that all jurisdictions develop programs to divert waste from the landfill stream. Readily available land to construct new landfills in the future is no longer guaranteed.



While both San Ramon and Contra Costa County feature progressive waste management plans, the need to divert significant parts of the City's waste stream through recycling and reuse remains. The maintenance and strengthening of such programs remains a key issue given the City's proposed growth. A City-wide increase in the interior and exterior storage areas and collection centers for recycling and green waste merits serious consideration. Additionally, as the waste created by construction and demolition activities in the planning area may adversely affect the City's recycling efforts, recycling plans for builders could aid in San Ramon's recycling efforts.

### **GUIDING POLICY**

- 7.5-G-1 Manage solid waste so that State diversion goals are exceeded and the best possible service is provided to the citizens and businesses of San Ramon.

### **IMPLEMENTING POLICIES**

- 7.5-I-1 Provide the best possible service for the collection of garbage, recyclables, and green waste at the lowest possible cost.

- 7.5-I-2 Provide and promote opportunities to reduce waste at home and in businesses, and make possible the safe disposal of hazardous materials.

*The dissemination of public information should be coordinated with the public education efforts offered through the County-wide Clean Water Program.*

- 7.5-I-3 Establish a permanent community-serving recycling center at an accessible and convenient location.

- 7.5-I-4 Require builders to incorporate interior and exterior storage areas for recyclables into new commercial and residential remodeled buildings, and encourage remodeled buildings (both residential and commercial) to make recycling activities more convenient for those who use the buildings.

*Existing commercial businesses and residential development should be encouraged to install recycling receptacles on their premises.*

- 7.5-I-5 Comply with State requirements for proper handling and storage of solid waste, recyclables, and hazardous materials, diversion of solid waste from landfills, and provision of programs to make these activities feasible.

- 7.5-I-6 Obtain input from the public to ensure that solid waste programs effectively address community needs and issues.

*The Environmental Affairs Advisory Committee, composed of San Ramon citizens, advises the City Council regarding a number of environmental issues affecting the City, including solid waste management.*

